



# Wood Lane Cottage, Wood Lane, Hinton St. Mary, Dorset

A delightful and updated cottage on the edge of highly regarded village.

Guide Price  
**£475,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Wood Lane Cottage, Wood Lane, Hinton St. Mary, Sturminster Newton, Dorset, DT10 1NB

- A delightful cottage with views to the south
- Edge of village location on no through lane
  - Landscaped and levelled lawns
    - Summer House / Studio
    - Larger parking area created
- Lateral accommodation with great reception space
- Close to Sturminster Newton with its individual shops
  - Village with pub
  - Country views / local walks

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766







A delightful and updated cottage on the edge of highly regarded village.

A wonderful and updated cottage on the edge of a popular village, close to Sturminster Newton

Wood Lane Cottage is a non listed period cottage on a quiet no through lane just outside the village of Hinton St Mary. The current owners have updated the house and created a better flow of rooms upstairs with storage.

The house is entered from the rear into the entrance hallway with both the receptions rooms and the kitchen / dining room off to each side. The receptions rooms give a great space with a large family room opening in the cosy sitting room. The sitting room has a wonderful wood burning stove within the fireplace with wood mantle and brick hearth. The family room gives great options and has a wall of bookshelves and cupboards and French doors to the patio area.

Adjacent is the study with a front facing window and shelving. This has always been used as an occasional bedroom.

The kitchen / dining room is triple aspect. There is a bespoke folding door from the hallway as well a another set of French doors to the

patio / garden. The kitchen has a range of wall and floor units with space for a washing machine and an electric double oven with hob and an integrated dishwasher.

The stairs are found off the kitchen and bring you to an improved landing. There is now a walk through dressing room with good cupboard space that brings you into the master bedroom with an ensuite shower room. The bedroom is dual aspect and with excellent built in wardrobes and takes in the breath taking views over the Blackmore Vale to the east and south.

Bedroom 2 is the other end of the landing and has a built in cupboard behind the door as well as dressing room in the eaves of the house. The separate shower room has a wash hand basin, walk-in shower, with alcoves either side, and a WC.

#### Situation

The property is situated on the edge of the village of Hinton St. Mary which is a manorial village in a conservation area having a fine manor house, church and a well established dining pub with garden. Surrounded by open countryside which is designated as an area of great landscape value, there are excellent walks from the village and is especially pretty towards the River Stour, which meanders through

the vale. Hinton is close to the market town of Sturminster Newton with a good range of local shops and schools.

#### Directions

From Sturminster Newton head on the Bath Road towards Marnhull. After approximately a mile, enter Hinton St Mary and take the first left on Wood Lane. The Cottage is the 2nd on the right with the parking area to the front.

#### Outside

With wonderful views across the Blackmore Vale, the garden is cottage charm personified. The parking area to the front has been extended to give better depth and from here steps rise to the rear of the house and the patio. The garden has been landscaped by the current owners. Raised above the lane, there is now a level lawn with flower beds and a vegetable patch. A shed and a greenhouse form the backbone of the garden. To the northern end of the garden is a summerhouse / studio which gives a wonderful spot for the southerly views over the Blackmore Vale.

#### Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

Local Authority  
 Dorset Council Tel: 01305 221000  
 Council Tax Band: C

# Wood Lane, Hinton St. Mary, Sturminster Newton

Approximate Area = 1191 sq ft / 110.7 sq m  
 Outbuilding(s) = 153 sq ft / 14.2 sq m  
 Total = 1344 sq ft / 124.9 sq m

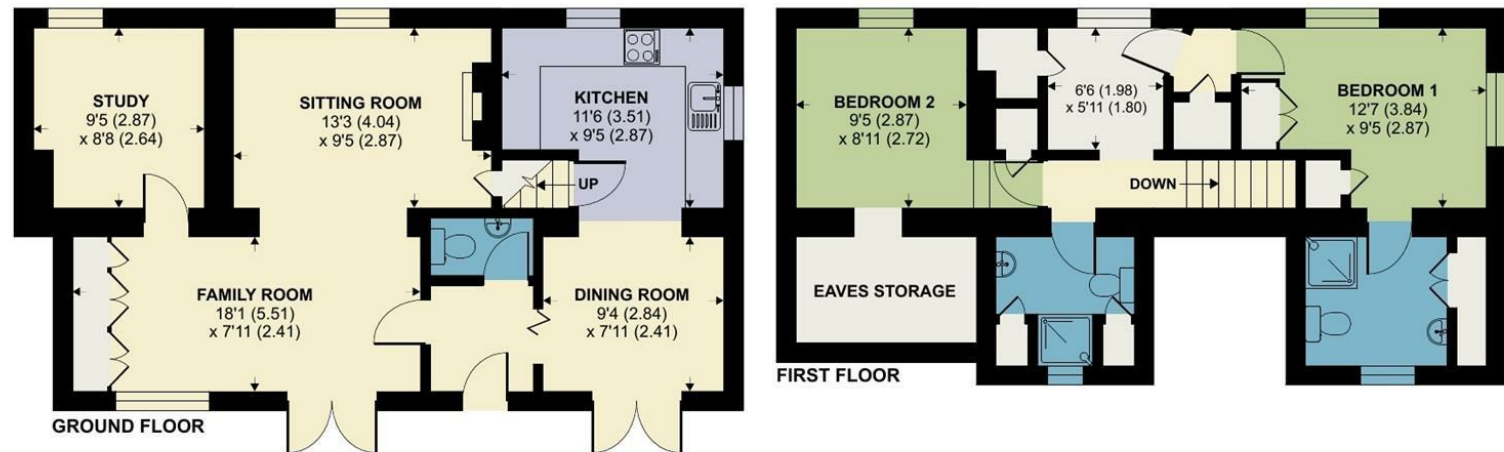
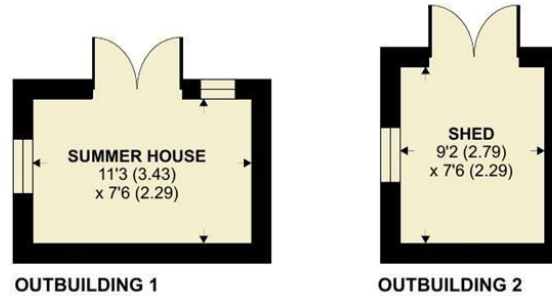
For identification only - Not to scale

## Property Information

Broadband - Standard, superfast and ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE and O2 Network)

(Information from Ofcom <https://www.ofcom.org.uk>)



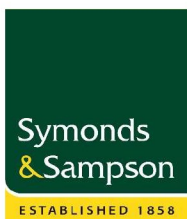
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		51	79
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1153646



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